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2 Wyddial Bury Mews Wyddial, Hertfordshire, SG9 0EL

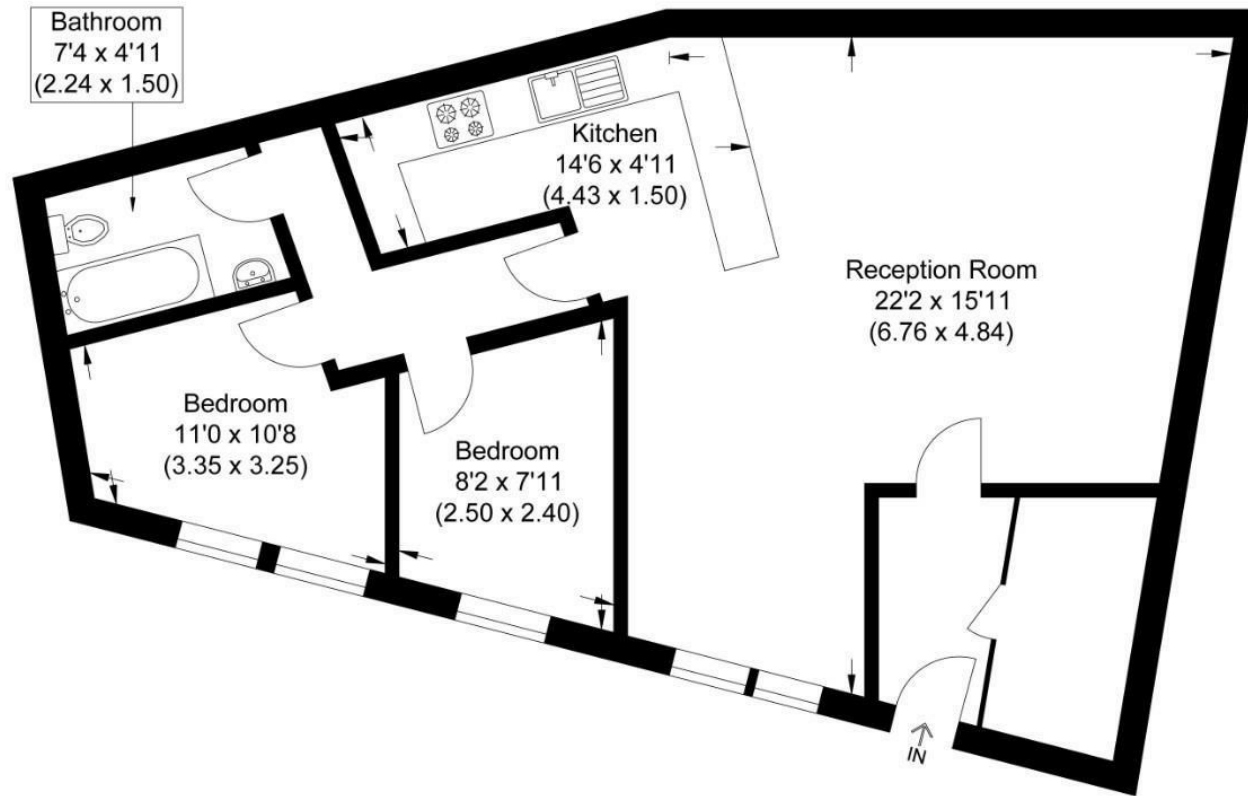
2 Wyddial Bury Mews Wyddial, Hertfordshire, SG9 0EL

Asking Price £295,000

We are pleased to offer this single storey Grade II listed property dating back to 1867 for the first time since its conversion in 2002. The property which has plenty of character and charm benefits from a large open plan living area, open to kitchen and two bedrooms. There is a lovely South facing garden and communal parking. The property is offered chain free. The property would make an ideal rental with a potential of £1400 PCM.

- Grade II listed, mews style barn conversion
- Two Bedrooms
- Good sized South facing garden
- Large parking area adjacent to shared driveway
- Open plan living / kitchen area
- Family Bathroom
- Vaulted ceilings with exposed beams
- EPC Rating D, Council Tax Band C

Approximate Gross Internal Area
71.66 sq m / 771.34 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance

Storm porch canopy. Carriage lamp to side.

Entrance Hall

Latched and ledged doors to Living Room and storage cupboard housing Worcester gas fired central heating boiler. Laminate floor. Glass wall blocks stealing light from living room.

Living Room

Two windows to front. Two radiators. Vaulted ceilings. Laminate floor. Exposed brickwork. Open to kitchen area. Latched and ledged door to rear hallway.

Kitchen Area

Range of eye and base level units. Inset stainless steel sink. Inset four ring hob, oven below and extractor over. Built in under unit fridge and freezer. Space and plumbing for washing machine. Tiled splash backs. Exposed brickwork. Laminate flooring.

Rear Hallway

Latched and ledged doors to both bedrooms and bathroom. Laminate floor. Glass blocks allowing light to bathroom.

Bedroom Two

Window to front. Radiator. Vaulted ceiling. High level "Barn Style" loft access door to boarded loft area.

Bedroom One

Two windows to front. Radiator. Laminate floor. Vaulted ceiling.

Family Bathroom

White suite comprising panel bath with shower mixer tap, pedestal wash hand basin and low level WC. Fully tiled. Radiator. Extractor fan.

Outside**South Facing Garden**

Large sun terrace. Laid mostly to lawn. Garden shed with power and light.

Parking

Communal off road parking area.

Agents Note

Please note we are also dealing with the sales of number three and four Wyddial Bury Mews.

Boiler service September 2024







